

ASSIGNEE'S SALE

of valuable, fee simple, improved real property located in the Walkersville Election District of Frederick County, Maryland, located on the east side of Maple Avenue in the Town of Walkersville.

Under and by virtue of a power of sale contained in a mortgage from William Edward Eyler and Theresa Mary Eyler, his wife, unto Farmers and Mechanics National Bank dated May 25, 1976, said mortgage being recorded at Book 988, page 319, one of the Land Records of Frederick County, with said mortgage being in default and having been assigned unto the undersigned assignee for foreclosure, the undersigned will offer for sale at public auction at the front door of the Frederick County Courthouse located on West Church Street in Frederick City, Maryland, on

FRIDAY, APRIL 2, 1982

AT 10:00 A.M.

all the following real estate and improvements being subject to the above mortgage:

BEGINNING at an iron marker planted on the east side of Maple Avenue 46 feet distant, in a southerly direction, from the intersection of the east side of Maple Avenue and the south side of Green Street; said beginning point being also the southwest corner of the parcel which was conveyed from Glade Valley Milling Company of Frederick County to John O. Poole III and wife by deed dated September 13, 1956 and recorded in Book 570, page 162, one of the Land Records of Frederick County, and running thence (1) by and with the southern boundary of said Poole parcel, No. 64½° E. 265.6 feet more or less, to an iron marker planted at the southeast corner of said Poole parcel; thence (2) S. 25½° E. 47 feet more or less, to an iron marker planted at the northeast corner of the parcel which was conveyed from Prosperity Cleaners, Inc., to Edgar Roderick by deed dated February 2, 1953 and recorded in Book 512, page 85, one of the Land records of Frederick County, Maryland; thence, (3) by and with the northern boundary of said Roderick parcel, S. 64° 14' W. 265.6 feet to an iron marker planted on the east side of Maple Avenue at the northwest corner of said Roderick parcel; thence (4) by and with the east boundary of Maple Avenue N. 25½° W. 47 feet to the point of beginning, containing 12,483.2 square feet of land more or less.

BEING all of the real estate which was conveyed to the Glade Valley Milling Company of Frederick County, a Maryland corporation from John V. Nicodemus by deed dated December 1, 1950 and recorded in Book 489, page 270, one of the Land Records of Frederick County, Maryland, excepting the aforesaid conveyance to John O. Poole III and wife. **ALSO BEING** all of that real property conveyed unto the aforesaid mortgagors by deed from Glade Valley Milling Company of Frederick County dated May 25, 1976 and recorded at Book 988, page 317, one of the Land Records aforesaid.

The property to be foreclosed and described herein known as 24 Maple Avenue is improved with 2 story frame dwelling house with basement and with composition roof, one bath and a 9' x 14' enclosed porch in the rear and a 8' x 21' open porch in the front of the dwelling. The property and improvements are being sold "as is" and pursuant to the description contained in the aforesaid mortgage, deed and other land records, and the successful purchaser will be buying such property in total, regardless of deficiency or surplus in actual computed area.

TERMS OF SALE: A deposit of \$5,000.00 of the sale price will be required of the purchaser at the time and place of sale in the form of cashier's, certified or other check acceptable to Assignee, payable or endorsed to the Assignee. The balance of the purchase price shall be paid within 15 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, with interest to be paid on the unpaid balance of the purchase price from the date of auction sale to the date of final settlement at the rate of 9.25% per annum. Taxes and other public charges and assessments shall be adjusted for current year payment to date of sale and assumed thereafter by the purchaser. All settlement related costs and recordation costs of any nature including, but not limited to, transfer taxes, state stamps, survey expense (if any), settlement fees, recording costs, document preparation and title search, shall be paid by the purchaser. Assignee reserves the right to withdraw the herein described property from sale at any time. In the event of default, the Assignee reserves the right to declare as forfeited the deposit of purchaser as liquidated damages or to resell the property at the purchaser's risk. The property herein is being sold subject to all Federal, State and County laws and ordinances which may affect the property and/or its use, as well as all easements, restrictions, covenants, conditions and other matters of record which may be superior to the mortgage being foreclosed.

NOTE: For additional information, contact the Assignee or auctioneer.

JOSEPH S. WELTY
Assignee

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